



## Property Information Packet

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1308 – 1310 S. Palisade  
Wichita, KS 67213



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519 N. Oliver • Wichita, Kansas 67208  
Phone 316.683.0612 • Fax 316.683.8822



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This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)® /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

[Click here to report a possible inaccuracy on this listing](#)

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**MLS#:** 330579 m VT: N  
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 1308 S PALISADE WICHITA, KS 67213  
**County:** Sedgwick  
**Area:** 201  
**Subdivision:**  
**Asking Price:** \$0 (Auction)  
**Class:** Residential  
**Elem. School:** Harry Street  
**Middle School:** Hamilton  
**High School:** West  
**\$/TFLA-AGLA:** \$0-\$0  
**Lot Size/SQFT:** 6970  
**Appraisal?:**  
**AG Bedrooms:** 1  
**Total Bedrooms:** 1  
**AG Full/Half Baths:** 1/0  
**Total Baths:** 1  
**AGLA:** 600  
**BFA:** 0  
**TFLA/Source:** 600/Court House  
**Garage:** Carport  
**Original Price:** \$0  
**Levels:** One Story  
**Basement:** None  
**Approx. Age:** 51 - 80 Years  
**Year Built:** 1949  
**Acreege Range:** City Lot  
**Acreege:**  
**Auction?:** Y

### General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	0	Carpet
M	Living Room	0	Carpet
M	Kitchen	0	Vinyl

**Internet Display:** Y  
**Comment Display:** Y  
**Estimated Completion Date:**  
**Builder Name:**  
**Other Rooms:**  
**Legal:**  
**Directions:** Lincoln and Main. South to Zimmerly, West to Palisade, North to home.

**Address Display:** Y  
**Valuation Display:** Y

### Features

<b>Appliances:</b>	Refrigerator, Range/Oven	<b>Flood Insurance:</b>	Unknown
<b>Basement Finish:</b>	None	<b>Roof:</b>	Composition
<b>Exterior Amenities:</b>		<b>Frontage:</b>	Paved Frontage
<b>Neighborhood Amenities:</b>		<b>Heating:</b>	Other/See Remarks
<b>Interior Amenities:</b>	Window Coverings-All	<b>Fireplace:</b>	
<b>HOA Due Include:</b>		<b>Dining Area:</b>	Formal
<b>Architecture:</b>	Other/See Remarks	<b>Utilities:</b>	Sewer, Natural Gas, Public Water
<b>Exterior Construction:</b>	Frame	<b>Garage:</b>	Carport
<b>Lot Description:</b>	Standard	<b>Possession:</b>	At Closing
<b>Cooling:</b>	None	<b>Documents:</b>	
<b>Kitchen Features:</b>		<b>Proposed Financing:</b>	
<b>Master Bedroom:</b>			
<b>Laundry:</b>	Separate Room, 220-Electric		
<b>Basement/Foundation:</b>	None		
<b>Ownership:</b>	Individual		
<b>Warranty:</b>	No Warranty Provided		
<b>Property Condition Rpt:</b>	Y		

### Taxes & Financing

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$745.22	<b>General Tax Year:</b>	2011
<b>Yearly Specials:</b>	\$11.40	<b>Total Specials:</b>	\$0.00	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>		<b>HOA Initiation Fee:</b>		<b>Earnest Money:</b>	\$2,500
<b>HBBP Company:</b>				<b>Rental Amount:</b>	

### Auction Info

<b>Auction?:</b>	Y	<b>Type of Auction Sale:</b>	Reserve	<b>Method of Auction:</b>	Live Only	<b>Auction Offering:</b>	Real Estate Only
<b>Auction Location:</b>	ONSITE	<b>1-Open/Preview Date:</b>	12/17/2011	<b>Auction Date:</b>	12/17/2011	<b>Auction Start Time:</b>	2:00 PM
<b>1-Open for Preview?:</b>	Y	<b>2-Open/Preview Date:</b>		<b>1-Open Start Time:</b>	1:00 PM	<b>1-Open End Time:</b>	2:00 PM
<b>2-Open for Preview?:</b>		<b>3-Open/Preview Date:</b>		<b>2-Open Start Time:</b>		<b>2-Open End Time:</b>	
<b>3-Open for Preview?:</b>		<b>Broker Registration Req.?:</b>	Y	<b>3-Open Start Time:</b>		<b>3-Open End Time:</b>	
<b>Broker Registration Req.?:</b>	Y	<b>Broker Registration Deadline:</b>	5 PM PRIOR BUSINESS DAY	<b>Buyer Premium?:</b>	Y	<b>Premium Amount:</b>	10%
<b>Earnest Money?:</b>	Y	<b>Earnest amount %/\$:</b>	2500				
<b>Terms of Sale:</b>							
<b>Personal Property:</b>							

### Comments

**Public Remarks:** This property is selling with 1310 S. Palisade, MLS # 330580. ONSITE REAL ESTATE AUCTION ON DECEMBER 17, 2011 @ 2:00 PM. 2 homes on 1 lot selling together! First home, 1308 S. Palisade, has 1-BR, 1-BA, carport, permanent vinyl siding, chain fence, composition roof, wall furnace, formal dining room and separate laundry room. Previously rented for \$400/month. The second home, 1310 S. Palisade, is a 2-BR, 1-BA home with permanent vinyl siding, CH/CA, kitchen/dining room combo and separate laundry room. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$2,500.00.

**Private Remarks:** Broker participation is recognized, a 3% referral fee (of the bid amount) is being offered. See Associated Documents for Broker Registration Form. The registration form must be completed and submitted to McCurdy Auction's office by 5pm the business day prior to the real estate auction.

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### Office and Showing Information

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<b>LstOff:</b>	<u>McCurdy Auction, LLC</u>	<b>Cntct Ord</b>	<b>Ph. Num</b>	<b>Lst Date:</b>	11/18/2011
<b>LstAgt:</b>	<u>BRADEN MCCURDY - MCCURBRA</u>	<b>Office</b>	316-683-0612	<b>Exp Date:</b>	2/16/2012
<b>Co-Off:</b>		<b>Direct</b>	316-683-0612	<b>Sub-Agent</b>	0
<b>Co-Agt:</b>	-	<b>Toll Free</b>	800-544-4489	<b>Buyer Broker</b>	3
<b>DOM/CDOM:</b>	0/0	<b>Voice Mail</b>	X 3021	<b>Trans Broker</b>	3
<b>Type of Listing</b>	Excl Right w/o Reserve			<b>Var Comm</b>	NONVAR
<b>ToShow:</b>	Call Showing #			<b>Agent Type</b>	Sellers Agent
<b>Lockbox</b>	SCK MLS	<b>Showing Phone</b>	3169457400	<b>Input Date</b>	11/30/2011
		<b>Model Home Ph.</b>			
		<b>MLS#:</b>	330579		

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Prepared by Melissa Bridges of McCurdy Auction, LLC on 11/30/2011 2:03:45 PM**

Click photo to enlarge or view multi-photos.



**MLS#:** 330580 m **VT:** N  
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 1310 S PALISADE  
 WICHITA, KS 67213  
**County:** Sedgwick  
**Area:** 201  
**Subdivision:**  
**Class:** Residential  
**Elem. School:** Harry Street  
**Middle School:** Hamilton  
**High School:** West  
**\$/TFLA-AGLA:** \$0-\$0  
**Lot Size/SQFT:** 6970  
**Appraisal?:**  
**AG Bedrooms:** 2  
**Total Bedrooms:** 2  
**AG Full/Half Baths:** 1/0  
**Total Baths:** 1  
**AGLA:** 944  
**BFA:** 0  
**TFLA/Source:** 944/Court House  
**Garage:** None  
**Original Price:** \$0  
**Levels:** One Story  
**Basement:** None  
**Approx. Age:** 51 - 80 Years  
**Year Built:** 1949  
**Acreeage Range:** City Lot  
**Acreeage:**  
**Auction?:** Y

**General Info**

Level	Room Type	Dimnsns	Floor	Internet Display:	Address Display:
M	Master BR	0	Carpet	Y	Y
M	Living Room	0	Carpet	Y	Y
M	Kitchen	0	Vinyl	Y	Y

**Comment Display:** Y  
**Other Rooms:**  
**Legal:**  
**Directions:** Lincoln and Main. South to Zimmerly, West to Palisade, North to home.

**Features**

<b>Appliances:</b>	None		
<b>Basement Finish:</b>	None		
<b>Exterior Amenities:</b>			
<b>Neighborhood Amenities:</b>			
<b>Interior Amenities:</b>	Decorative Fireplace		
<b>HOA Due Include:</b>			
<b>Architecture:</b>	Other/See Remarks		
<b>Exterior Construction:</b>	Frame, Vinyl/Metal Siding		
<b>Lot Description:</b>	Standard		
<b>Cooling:</b>	Central, Electric		
<b>Kitchen Features:</b>			
<b>Master Bedroom:</b>			
<b>Laundry:</b>	Separate Room, 220-Electric		
<b>Basement/Foundation:</b>	None		
<b>Ownership:</b>	Individual		
<b>Warranty:</b>	No Warranty Provided		
<b>Property Condition Rpt:</b>	Y		
<b>Flood Insurance:</b>	Unknown		
<b>Roof:</b>	Composition		
<b>Frontage:</b>	Paved Frontage		
<b>Heating:</b>	Forced Air, Gas		
<b>Fireplace:</b>			
<b>Dining Area:</b>	Kitchen/Dining Combo		
<b>Utilities:</b>	Sewer, Natural Gas, Public Water		
<b>Garage:</b>	None		
<b>Possession:</b>	At Closing		
<b>Documents:</b>			
<b>Proposed Financing:</b>			

**Taxes & Financing**

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$745.22	<b>General Tax Year:</b>	2011
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<b>Personal Property:</b>							

**Comments**

**Public Remarks:** This property is selling with 1308 S. Palisade, MLS # 330579. ONSITE REAL

ESTATE AUCTION ON DECEMBER 17, 2011 @ 2:00 PM. 2 homes on 1 lot selling together! First home, 1308 S. Palisade, has 1-BR, 1-BA, carport, permanent vinyl siding, chain fence, composition roof, wall furnace, formal dining room and separate laundry room. Previously rented for \$400/month. The second home, 1310 S. Palisade, is a 2-BR, 1-BA home with permanent vinyl siding, CH/CA, kitchen/dining room combo and separate laundry room. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$2,500.00.

**MLS#:** 330580

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***Prepared by Melissa Bridges of McCurdy Auction, LLC on 12/1/2011 9:55:53 AM***

**Seller's Property Disclosure**  
(To be completed by Seller)

**This report supersedes any list appearing in the MLS**

Property Address: 1308 S. Pallsade, Wichita, KS Date of Purchase: \_\_\_\_\_  
 Seller(s): Darrell W Schriver

**This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract.** Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

	TRANSFERS TO BUYER					TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Not Working		Don't Know		None/ Does Not Transfer to Buyer	Not Working		Don't Know
		Working	Working				Working	Working	

**APPLIANCES**

Central Vac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ELECTRICAL SYSTEMS**

Elec Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps	_____			
<input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co	_____				Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)**

Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <u>City Water &amp; Sewage</u>					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials DWS

Buyer's Initials \_\_\_\_\_

**PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.**

None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER			None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
	Working	Not Working	Don't Know		Working	Not Working	Don't Know

**HEATING AND COOLING SYSTEMS**

Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type _____		Age _____		
Whole House/ Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window/Wall AC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type <u>Wall Furnace</u>		Age <u>7, Serviced</u>		
Gas Log Lighter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent Co. _____					Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Date <input type="checkbox"/> Fireplace <input type="checkbox"/> wood stove <input type="checkbox"/> chimney <input type="checkbox"/> flue was last cleaned _____				
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**WATER SYSTEMS Part I (See Part II also)**

Hot Tub/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type <u>whole house</u>				
Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type/Size <u>30 gal</u>		Age <u>4 yr</u>		
<input type="checkbox"/> Own <input type="checkbox"/> Rent Co. _____					Underground Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Has approved backflow device been installed? _____				
_____					Date last tested/inspected _____				
_____					Other _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Part II - Answer questions to the best of your (Seller's) knowledge.**

Yes      No      Don't Know

**WATER SYSTEMS (Part II)**

Is the property connected to a public water system?  
If yes,  City Water  Rural Water Transfer Fee \$ \_\_\_\_\_ District \_\_\_\_\_

Is the property connected to a private water system?  
If yes,  Drinking Well  Irrigation Well  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_  
Has water ever shown test results of contamination?  No  Yes (explain below)

Are there any abandoned  cisterns or  unplugged wells?  
Comments \_\_\_\_\_

Seller's Initials DMS

Buyer's Initials \_\_\_\_\_



**Part II – Answer questions to the best of your (Seller’s) knowledge. Specify relevant details in comments line.**

**Yes      No      Don't Know**

**DRAINAGE/SEWAGE SYSTEMS (Part II)**

- Is property connected to a public sewer system? If yes, no explanation is required.
- Is property connected to a septic system? Date last pumped \_\_\_\_\_  
Tank size \_\_\_\_\_ Location \_\_\_\_\_ # feet laterals \_\_\_\_\_  
# feet infiltrators \_\_\_\_\_ Location \_\_\_\_\_
- Is the property connected to a lagoon system? Location \_\_\_\_\_
- Is the property connected to some other type of waste disposal system? Explain below.
- To your knowledge, is there any problem relating to the waste disposal system?
- Is the property located in a subdivision with a master drainage plan?  
If so, is the property in compliance?
- Has the property ever had a drainage problem during your ownership?

Comments \_\_\_\_\_  
\_\_\_\_\_

**STRUCTURAL FOUNDATION/WALLS**

Check all that apply  Basement  Crawl Space  Slab

- Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
- If yes, are you aware of any adverse conditions (explain below)?  
**To your knowledge, indicate any past or present:**
- Movement, shifting, deterioration or other problems with walls or foundation?
- Cracks or flaws in the walls, floors, or foundation?
- Problems with driveways, walkways, patios, retaining walls, party walls?
- Problems with operation of windows or doors, or broken seals?
- Repairs to items in this section?
- Are there any transferable warranties (explain below)?

Comments \_\_\_\_\_  
\_\_\_\_\_

**ROOF/INSULATION**

Age 6 yr Type Comp sh

- To your knowledge, are there any  past or  present roof leaks?
- Has the roof been  replaced or  repaired during your ownership?
- Are there any transferable warranties?
- Do you know of any problems with roof or rain gutters?
- Insulation in (circle all that apply): Y N DK ceiling/attic Y N DK walls Y N DK floors

Comments \_\_\_\_\_  
\_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

- Is the property subject to rules or regulations of any homeowner's association?  
Comments \_\_\_\_\_

Annual Dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_

- To your knowledge, are there any problems relating to any common area?

Seller's Initials ORS

Buyer's Initials \_\_\_\_\_

- Have you been notified of any condition which may result in an increase in assessment?  
Comments \_\_\_\_\_
- Are there any restrictive covenants?  
Comments \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

**Yes      No      Don't Know**

**TERMITES, WOOD INFESTATION, DRY ROT**

- Do you have knowledge of  termites,  dry rot, or  other wood infestation on/affecting property?
- Do you have any knowledge of any damage to the property caused by  termites,  wood infestation, or  dry rot?
- Have there been any repairs of such damage?
- Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? \_\_\_\_\_
- Have you had any termite control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any termite control treatments in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control treatments in the last five years?  
Comments \_\_\_\_\_

**BOUNDARIES/LAND**

- Have you had a survey of your property?
- Are the boundaries of your property marked in any way?
- Is there any fencing on the boundary(ies) of the property?  
If yes, does the fencing belong to the property?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- Do you currently pay flood insurance?
- Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- Is the property owner responsible for maintenance of any such shared feature?
- Do you know of any  expansive soil,  fill dirt,  sliding,  settling,  earth movement,  upheaval, or  earth stability problems that have occurred on the property or the immediate neighborhood?  
Comments \_\_\_\_\_

Seller's Initials MS

Buyer's Initials \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

	<b>Don't</b>
<b>Yes</b>	<b>No Know</b>

**WATER INTRUSION/LEAKS**

**To your knowledge, indicate any past or present:**

- Water leakage in or around the fireplace or chimney?
- Water leakage around  windows or  doors?
- Accumulation of water within the basement/crawl space?
- Dampness within the basement/crawl space?
- Repairs or other attempts to control any water/dampness in basement/crawl space?
- Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
- Leaks caused by any appliance?
- Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments \_\_\_\_\_  
 \_\_\_\_\_

**MOLD/MILDEW**

**According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.**

**To your knowledge, indicate any past or present:**

- Presence of any mold/mildew in the property?
- Any problems created by mold or mildew for occupants of the structure during your ownership?
- Have you had any inspections for mold or mildew?
- Have you received any reports pertaining to mold or mildew on or within the structure?

Comments \_\_\_\_\_  
 \_\_\_\_\_

**ENVIRONMENTAL CONDITIONS**

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

- Are you aware of groundwater contamination or other environmental concerns?
- Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

**To your knowledge, are any of the following substances, materials or products on the real property?**

- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Lead-based paint (if yes, see attached disclosure)
- Radon gas in house or well
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g. solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area

Seller's Initials MS

Buyer's Initials \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

**Yes      No**

- Ureaformaldehyde foam insulation (UFFI)
- Other \_\_\_\_\_
- To your knowledge, are any of the above conditions present near your property?  
Comments \_\_\_\_\_

**MISCELLANEOUS**

To your knowledge:

- Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
  - Are there any producing or non-producing gas/oil wells on the property or adjacent property?
  - Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
  - Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
  - Do you currently own or have you ever owned a pet in this property?
  - Has there been any damage due to pets, including but not limited to odors, stains, etc.?
  - Have you had any insurance claims in the past five years?
  - Were repairs made? Explain Roof Hail
  - Is the present use of the property a non-conforming use?
  - Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
  - Are there any diseased or dead trees or shrubs?
  - Do all window and door treatments stay? If no, list those that do not stay \_\_\_\_\_
- \_\_\_\_\_
- Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
  - Are there any transferable warranties on appliances or remaining personal property (list below)?  
Comments \_\_\_\_\_
- \_\_\_\_\_

**Seller’s Disclosures Concerning Special Assessments**

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.  
The Seller verifies that as of \_\_\_\_\_: the yearly amount of such special assessment or similar fee is \$ \_\_\_\_\_; the total amount of such special assessment or similar fee is \$ \_\_\_\_\_; and the final yearly installment of such special assessment or similar fee is to be paid in the year \_\_\_\_.
- The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ \_\_\_\_\_ and that the total amount of the such special assessment or similar fee is \$ \_\_\_\_\_.

Seller’s Initials MS

Buyer’s Initials \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/REALTOR<sup>®</sup> has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/REALTOR<sup>®</sup> involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant.     Y     N

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

Seller Danell Schaefer    11-22-11    Date    Seller \_\_\_\_\_    Date

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

- 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS<sup>®</sup> concerning the condition or value of the property.
- 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- 3. I acknowledge that neither Seller nor any REALTORS<sup>®</sup> involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_
- 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at [www.ink.org/public/kbi](http://www.ink.org/public/kbi) or by contacting the local sheriff's office.
- 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

Buyer \_\_\_\_\_    Date    Buyer \_\_\_\_\_    Date

**Seller's Property Disclosure**

(To be completed by Seller)

**This report supersedes any list appearing in the MLS**

Property Address: 1310 S. Palisade, Wichita, KS Date of Purchase: \_\_\_\_\_

Seller(s): Darrell W Schriver

**This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract.** Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

**PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.**

	None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER				None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
		Working	Not Working	Don't Know			Working	Not Working	Don't Know

**APPLIANCES**

Central Vac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ELECTRICAL SYSTEMS**

Elec Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps _____				
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____									

**DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)**

Sewage System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <u>City system</u>					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials DWS

Buyer's Initials \_\_\_\_\_

**PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.**

	TRANSFERS TO BUYER				TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Not Working		Don't Know	None/ Does Not Transfer to Buyer	Not Working		Don't Know
		Working	Working			Working	Working	

**HEATING AND COOLING SYSTEMS**

Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type _____	Age _____			
Whole House/ Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window/Wall AC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type _____	Age _____			
Gas Log Lighter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Own <input type="checkbox"/> Rent Co. _____					Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Date <input type="checkbox"/> Fireplace <input type="checkbox"/> wood stove <input type="checkbox"/> chimney <input type="checkbox"/> flue				
_____					was last cleaned _____ ?				
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**WATER SYSTEMS Part I (See Part II also)**

Hot Tub/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type _____				
Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type/Size <u>30 gal</u>	Age <u>4 yr</u>			
<input type="checkbox"/> Own <input type="checkbox"/> Rent Co. _____					Underground Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Has approved backflow device been installed? _____				
_____					Date last tested/inspected _____				
_____					Other _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes      No      **Don't Know**

**WATER SYSTEMS (Part II)**

Is the property connected to a public water system?  
If yes,  City Water  Rural Water Transfer Fee \$ \_\_\_\_\_ District \_\_\_\_\_

Is the property connected to a private water system?  
If yes,  Drinking Well  Irrigation Well  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_

Has water ever shown test results of contamination?  No  Yes (explain below)

Are there any abandoned  cisterns or  unplugged wells?  
Comments \_\_\_\_\_

Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge. Specify relevant details in comments line.**

**Yes      No      Don't Know**

**DRAINAGE/SEWAGE SYSTEMS (Part II)**

- Is property connected to a public sewer system? If yes, no explanation is required.
  - Is property connected to a septic system? Date last pumped \_\_\_\_\_  
Tank size \_\_\_\_\_ Location \_\_\_\_\_ # feet laterals \_\_\_\_\_  
# feet infiltrators \_\_\_\_\_ Location \_\_\_\_\_
  - Is the property connected to a lagoon system? Location \_\_\_\_\_
  - Is the property connected to some other type of waste disposal system? Explain below.
  - To your knowledge, is there any problem relating to the waste disposal system?
  - Is the property located in a subdivision with a master drainage plan?
  - If so, is the property in compliance?
  - Has the property ever had a drainage problem during your ownership?
- Comments CITY

**STRUCTURAL FOUNDATION/WALLS**

- Check all that apply  Basement  Crawl Space  Slab
- Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
  - If yes, are you aware of any adverse conditions (explain below)?
- To your knowledge, indicate any past or present:**
- Movement, shifting, deterioration or other problems with walls or foundation?
  - Cracks or flaws in the walls, floors, or foundation?
  - Problems with driveways, walkways, patios, retaining walls, party walls?
  - Problems with operation of windows or doors, or broken seals?
  - Repairs to items in this section?
  - Are there any transferable warranties (explain below)?
- Comments \_\_\_\_\_

**ROOF/INSULATION**

- Age 6yr Type COMP
- To your knowledge, are there any  past or  present roof leaks?
  - Has the roof been  replaced or  repaired during your ownership?
  - Are there any transferable warranties?
  - Do you know of any problems with roof or rain gutters?
  - Insulation in (circle all that apply): Y N DK ceiling/attic Y N DK walls Y N DK floors
- Comments \_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

- Is the property subject to rules or regulations of any homeowner's association?
- Comments \_\_\_\_\_
- Annual Dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_
- To your knowledge, are there any problems relating to any common area?

Seller's Initials DRS

Buyer's Initials \_\_\_\_\_



- Have you been notified of any condition which may result in an increase in assessment?  
Comments \_\_\_\_\_
- Are there any restrictive covenants?  
Comments \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

Yes      No      **Don't Know**

**TERMITES, WOOD INFESTATION, DRY ROT**

- Do you have knowledge of  termites,  dry rot, or  other wood infestation on/affecting property?
- Do you have any knowledge of any damage to the property caused by  termites,  wood infestation, or  dry rot?
- Have there been any repairs of such damage?
- Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? \_\_\_\_\_
- Have you had any termite control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any termite control treatments in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control reports in the last five years?  
Comments \_\_\_\_\_
- Have you had any pest control treatments in the last five years?  
Comments \_\_\_\_\_

**BOUNDARIES/LAND**

- Have you had a survey of your property?
- Are the boundaries of your property marked in any way?
- Is there any fencing on the boundary(ies) of the property?  
If yes, does the fencing belong to the property?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- Do you currently pay flood insurance?
- Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- Is the property owner responsible for maintenance of any such shared feature?
- Do you know of any  expansive soil,  fill dirt,  sliding,  settling,  earth movement,  upheaval, or  earth stability problems that have occurred on the property or the immediate neighborhood?  
Comments \_\_\_\_\_

Seller's Initials   *DRB*  

Buyer's Initials \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

	<b>Don't</b>
<b>Yes</b>	<b>No      Know</b>

**WATER INTRUSION/LEAKS**

**To your knowledge, indicate any past or present:**

- Water leakage in or around the fireplace or chimney?
- Water leakage around  windows or  doors?
- Accumulation of water within the basement/crawl space?
- Dampness within the basement/crawl space?
- Repairs or other attempts to control any water/dampness in basement/crawl space?
- Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
- Leaks caused by any appliance?
- Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments \_\_\_\_\_  
 \_\_\_\_\_

**MOLD/MILDEW**

**According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.**

**To your knowledge, indicate any past or present:**

- Presence of any mold/mildew in the property?
- Any problems created by mold or mildew for occupants of the structure during your ownership?
- Have you had any inspections for mold or mildew?
- Have you received any reports pertaining to mold or mildew on or within the structure?

Comments \_\_\_\_\_  
 \_\_\_\_\_

**ENVIRONMENTAL CONDITIONS**

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

- Are you aware of groundwater contamination or other environmental concerns?
- Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

**To your knowledge, are any of the following substances, materials or products on the real property?**

- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Lead-based paint (if yes, see attached disclosure)
- Radon gas in house or well
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g. solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area

Seller's Initials   MS  

Buyer's Initials \_\_\_\_\_

**Part II – Answer questions to the best of your (Seller’s) knowledge.**

**Yes      No**

- Ureaformaldehyde foam insulation (UFFI)
- Other \_\_\_\_\_
- To your knowledge, are any of the above conditions present near your property?  
Comments \_\_\_\_\_

**MISCELLANEOUS**

To your knowledge:

- Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
- Are there any producing or non-producing gas/oil wells on the property or adjacent property?
- Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
- Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
- Do you currently own or have you ever owned a pet in this property?
- Has there been any damage due to pets, including but not limited to odors, stains, etc.?
- Have you had any insurance claims in the past five years?  
Were repairs made? Explain \_\_\_\_\_
- Is the present use of the property a non-conforming use?
- Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Do all window and door treatments stay? If no, list those that do not stay \_\_\_\_\_
  
- Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
- Are there any transferable warranties on appliances or remaining personal property (list below)?  
Comments \_\_\_\_\_

**Seller’s Disclosures Concerning Special Assessments**

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.  
The Seller verifies that as of \_\_\_\_\_: the yearly amount of such special assessment or similar fee is \$ \_\_\_\_\_; the total amount of such special assessment or similar fee is \$ \_\_\_\_\_; and the final yearly installment of such special assessment or similar fee is to be paid in the year \_\_\_\_.
  
- The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ \_\_\_\_\_ and that the total amount of the such special assessment or similar fee is \$ \_\_\_\_\_.

Seller’s Initials MS

Buyer’s Initials \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/REALTOR® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/REALTOR® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant.      Y      N

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

Seller *Daniel Behr*     11-22-11     Date     Seller \_\_\_\_\_     Date \_\_\_\_\_

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.

2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.

3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_

4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at [www.ink.org/public/kbi](http://www.ink.org/public/kbi) or by contacting the local sheriff's office.

5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

Buyer \_\_\_\_\_     Date \_\_\_\_\_     Buyer \_\_\_\_\_     Date \_\_\_\_\_

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 1308 S. Palisade St., Wichita, KS 67213

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE (please complete both a and b below)**

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

MSB Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*  
\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

MSB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*  
\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

**BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)**

\_\_\_\_\_ (c) Buyer has received copies of all information listed above. (*initial*)

\_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*  
\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)**

\_\_\_\_\_ (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Samuel Schriver 11/10/11  
Seller Date

\_\_\_\_\_  
Buyer Date

[Signature] 11/18/11  
Seller Date

\_\_\_\_\_  
Buyer Date

[Signature]  
Agent/Licensee Date

\_\_\_\_\_  
Agent/Licensee Date

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 1310 S. Palisade St., Wichita, KS 67213

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE (please complete both a and b below)**

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

MS

Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

MS

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

**BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)**

\_\_\_\_\_ (c) Buyer has received copies of all information listed above. (*initial*)

\_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)**

\_\_\_\_\_ (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

David Schwes 11/18/11  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

MS 11/18/11  
Agent/Licensee Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Agent/Licensee Date



**Water Well, Lagoon & Septic Ordinance**  
**City of Wichita & Sedgwick County**

Property Address: 1308 S. Palisade St., Wichita, KS 67213

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County* (not within the city of Wichita) Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO

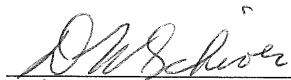
If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

  
Owner

11/18/11  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**Water Well, Lagoon & Septic Ordinance**  
**City of Wichita & Sedgwick County**

Property Address: 1310 S. Palisade St., Wichita, KS 67213

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
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4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES \_\_\_\_\_ NO

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO

If yes, what type? Septic \_\_\_\_\_ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

Darrell Schwier  
Owner

11/18/11  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date





## Average Utilities

Address: \_\_\_\_\_

	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

\* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.



# 1308 & 1310 S. Palisade, Wichita, KS

## Zoning - TF3/Two-Family



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 Powered By GeoSmart

**City Limit Boundaries**  
 [Symbol] CELLTOWER\_PEMIT  
 [Symbol] Historic Districts  
 [Symbol] Old Town  
 [Symbol] Delano Overlay District

**NO**  
 [Symbol] YES  
 [Symbol] Property Parcels  
 [Symbol] Lot Block  
 [Symbol] Subdivisions  
 [Symbol] Historic Sites

**REGIONAL**  
**STATE/NATIONAL**  
 [Symbol] AL  
 [Symbol] STATE  
 [Symbol] Zoning Cases  
 [Symbol] Zoning

**RR**  
**SF-20**  
**SF-10**  
**SF-5**  
**TF-3**  
**MF-18**  
**MF-29**  
**B**  
**MH**  
**NO**  
**GO**  
**NR**  
**LC**  
**OW**  
**GC**  
**AFB**  
**IP-A**  
**IP**  
**CBD**  
**LI**  
**GI**  
**PUD**

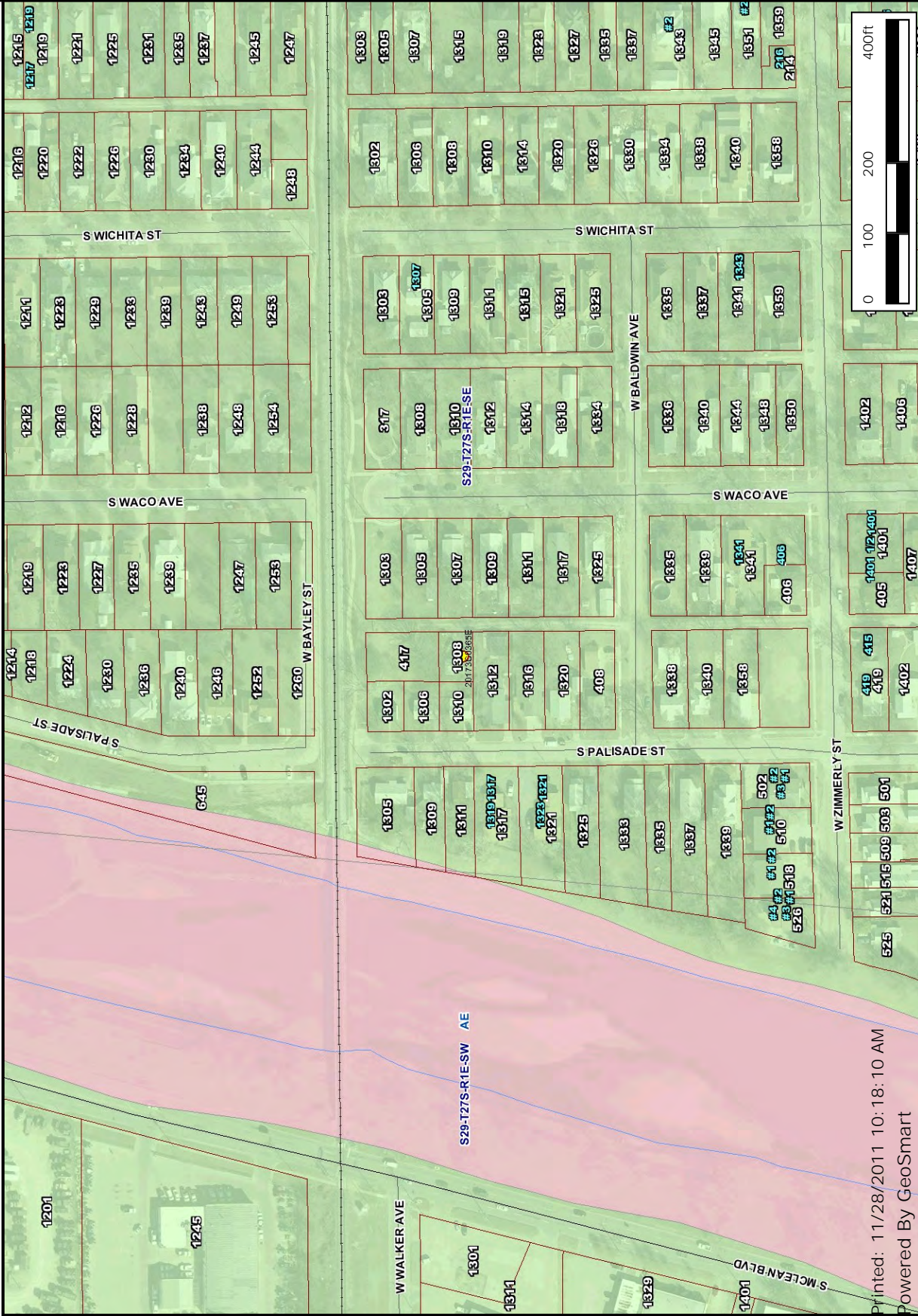


Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.



# 1308 & 1310 S. Palisade, Wichita, KS

## Flood Zone - X/Protected by Levee



Printed: 11/28/2011 10:18:10 AM  
 Powered By GeoSmart

City Limit Boundaries

Property Parcels

Base Flood Elevations

Cross Sections

Flood Way

Flood Zones

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

X PROTECTED BY LEVEE

AH;AE;A;AO

FIRM PANELS

City Limits

Small Cities

Sedgwick County

Wichita



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WACO

1305

1308 S Palisade St , Wichita

1309

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1317

1325

417

1302

1306

1310

WICHITA  
29

1312

1318

1320

1328

PALISADE

1305

1309

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1317

1326

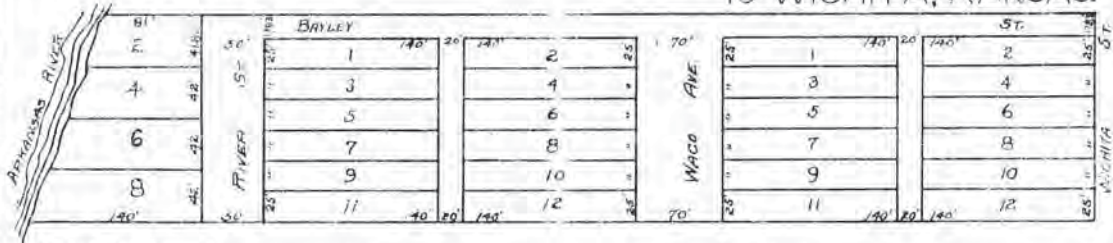
1321

1325

ver

Copy

# NELSON'S HIGHLAND SECOND ADDITION TO WICHITA, KANSAS.



State of Kansas }  
County of Sedgwick }  
I, Fransom H. Brown a civil engineer in said county and state do hereby certify that I have surveyed and plotted NELSON'S HIGHLAND SECOND ADDITION TO WICHITA, KANSAS and that the accompanying plat is a correct exhibit of the property as surveyed described as follows; Beginning at a point 690 feet south and 210 feet west of the Northeast corner of lot 3 of section 29, Township 27 South, Range 1 East of the 6<sup>th</sup> P.M., Thence South 167.83 feet; Thence west parallel with the North line of said lot 3 to the left bank of the Arkansas River; Thence north along said left bank of said river to a point west of said beginning point, Thence East to the place of beginning.  
Fransom H. Brown

Know all men by these presents that we A.S. Nelson and Lettie H. Nelson his wife, have caused the land described in the surveyor's certificate to be surveyed and platted into lots, an Avenue, streets and Alleys to be known as Nelson's Highland Second Addition to Wichita Kansas. The Avenue, streets and Alleys are hereby dedicated to and for the use of the public and the lots are intended for sale.  
A.S. Nelson, Lettie H. Nelson.

State of Kansas }  
County of Sedgwick }  
Do it remembered that on this 9<sup>th</sup> day of July 1909 before me a Notary Public in and for said county and state came A.S. Nelson and Lettie H. Nelson, his wife, to me personally, known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as their voluntary acts and deeds.  
My Commission Expires Feb. 21, 1912.  
G. G. Tucker  
NOTARY PUBLIC

Approved by Board of Commissioners July 26, 1909  
W. S. Jones - CITY CLERK

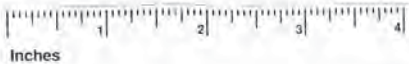
Entered on Transfer Record, Oct. 16, 1909 J. L. Leland - CO. CLERK


State of Kansas }  
County of Sedgwick }  
This is to certify that this instrument was filed for record in my office at 2:30 o'clock P.M. Oct. 16, 1909.

I, Joseph Bowman, Register of Deeds of Sedgwick County, Kansas, do hereby certify that the above is a true and correct copy of the plat of Nelson's Highland Second Addition to Wichita, Kansas, that the original of which above is a copy is on file in my office and that I have the legal custody thereof.  
Witness my hand and the seal of my office this 16 day of Oct. 1909.  
Joseph Bowman REGISTER OF DEEDS.

Joseph Bowman By E. L. Meek  
REGISTER OF DEEDS - CLERK

NO 1-2





This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature



# Guide to Auction Costs

## THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

## THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



519 N. Oliver, Wichita, Kansas  
(316) 683-0612 • (800) 544-4489 • [www.McCurdyAuction.com](http://www.McCurdyAuction.com)